This instrument prepared by:
Wood Stabell Law Group
4535 Harding Pike, Ste. 100
Nashville, TN 37205

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170008238 DEEDWARRSP
Recvd: 01/27/17 16:13 5 pgs
Fees:28.00 Taxes:5272.50
20170127-0009301

STATE OF Tennessee)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $1,425,000.

Affiant

NANCY W. STABELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-06-2018

Subscribed and sworn to before more, this the 25th day of January, 2017.

Notary Public

My commission Expires: _____

Address of New Owner:	Send Tax Bills to:	Map-Parcel No:
Chad Alan Gary	(Same)	094 13 0 076.00
328 Fesslers Lane		
Nashville, TN 37210		

For and in consideration of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Rachel L. Kelly**, an unmarried woman (the "Grantor") has bargained and sold, and by these presents hereby transfers and conveys unto **Chad Alan Gary,** married man, as his sole and separate property (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee described in detail in Exhibit A of this document.

This conveyance is further subject to (1) all applicable zoning ordinances and (2) the exceptions set forth in Exhibit B and incorporated herein by reference.

This is improved property, known as: 328 Fesslers Lane, Nashville, TN 37210-2906

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heir and/or assigns, forever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this the 23rd day of January, 2017.

Rachel L. Kelly

Rachel L. Kelly

State of New Mexico)
County of Santa Fe)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Rachel L. Kelly, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of January, 2017.

Mack E. With

Notary Public

OFFICIAL SEAL
Mack E. With
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 11/9/20

Exhibit A

BEING located in the 19th Councilmanic District of Davidson County, Tennessee, being located northeasterly of the Fesslers Lane and Fesslers Parkway intersection and being the same property conveyed to Rachel L. Kelly by Special Warranty Deed dated June 14 2013 from Berlin Limited partnership, an Ohio Limited Partnership as recorded June 21, 2013 in Instrument No. 20130621-0064141. Register's office for Davidson County, Tennessee.

BEGINNING at an iron pin monument in the easterly right-of-way of Fesslers Lane said monument being a southwesterly corner common to Lot 2 of Fesslers Lane Business Park, Phase III Final Plat as recorded as Plat Book 6900, Page 779, in the Register's Office of Davidson County, Tennessee;

Thence leaving said easterly right-of-way of Fesslers Lane and continuing along with the southerly line of Lot 2 of Fesslers Lane Business Park, Phase III Final Plat S 80°10'38" E a distance of 294.99' to an iron pin monument, said monument being a point in the westerly line of Lot 1 of Fesslers Lane Business Park, Phase II Final Plat as recorded Plat Book 6900, Page 621, in the Register's Office of Davidson County, Tennessee;

Thence continuing along with the westerly line of Lot 1 of Fesslers Lane Business Park, Phase II Final Plat, S 10°27'12" W a distance of 291.59' to an iron pin monument, said moument being a point in the northerly line of Lot 2 of Resubdivision of Lots 2 and 3 Fesslers Lane Business Park as recorded as Plat Book 6900, Page 678, in the Register's Office of Davidson County, Tennessee;

Thence continuing along with the northerly line of Lot 2 of Resubdivision of Lots 2 and 3 of Fesslers Lane Business Park the following two calls: N 83°31'57" W a distance of 20.00' to an iron pin monument;

Thence S 50°40'31" W a distance of 45.55' to an iron pin monument, said monument being a point in the northerly right-of-way of Fesslers Parkway;

Thence continuing along with northerly right-of-way of Fesslers Parkway the following three calls: with a curve turning to the left with an arc length of 197.91', with a radius of 276.64', with a chord bearing of N 59°45'10" W, with a chord length of 193.71', to an iron pin monument;

Thence N 80°15'32" W a distance of 24.35' to an iron pin monument;

Thence with a curve turning to the right with an arc length of 39.27', with a radius of 25.00', with a chord bearing of N 35°15'32" W, with a chord length of 35.36', to an iron pin monument, said monument being the easterly right-of-way of Fesslers Lane;

Thence continuing along with the easterly right-of-way of Fesslers Lane the following two calls: N 09°44'28" E a distance of 139.53' to an iron pin monument;

Thence N 03°17'09" E a distance of 95.76' to an iron pin monument; which is the point of beginning, having an area of 79,761 square feet, 1.83 acres more or less.

All bearings based on Tennessee State Plan (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated June 13, 2013.

Being the same property conveyed to Rachel L. Kelly, by deed from Berlin Limited Partnership, an Ohio limited partnership and recorded at Instrument No. 20130621-0064141, Davidson County Register of Deeds.

EXHIBIT B

1. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities related thereto, whether or not appearing in the Public Records or listed in Schedule B. The company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservation of interest that are not listed.

2. All matters as set forth per Plat Book 6900, Page 779, said Register's Office.

3. Declaration of Protective Covenants and owners Association for Fesslers Lane Business Park Nashville, Tennessee of record in Book 6834, Page 921, said Register's Office.

4. Development of Restriction Agreement of record in Book 10086, Page 226, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5765, Page 785, Book 6686, Page 327, said Register's Office.

6. Lease of record in Book 11469, Page 869, said Register's Office.

7. County of Davidson taxes for the year 2017 and subsequent years, a lien not yet ascertainable, due or payable.

8. All matters of survey as shown on that survey prepared by Brian M. Reifschneider, RLS #2487, Blue Ridge Surveying, Inc. dated June 13, 2013.